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To: Land Use Committee

Subject: Encouraging Development of Smaller Residential Units in Low Density Mixed Commercial-Residential Areas

Origin: Land Use Committee at its meeting of November 3, 1983 (c/lluc84148:175)

Comments:

This report is a companion report to "Encouraging Development of Smaller Residential Units in High and Medium Density Mixed Commercial-Residential Areas", which makes similar recommendations for residential density calculations in High and Medium Density Mixed Use Areas.

It also responds to the request resulting from your Committee's consideration of a letter dated October 31 from Ian Nicoll on the proposed by-law amendment regarding restriction of access to commercial uses on residential streets "flanking" commercial streets, which also expressed concern that the CR zoning was not encouraging housing development on commercial strips.

With respect to the latter concern, your Committee requested me to report on "a comparison of retail shops and residential units built under CR and C1 zoning since 1970". This report responds to this request in a general way but focusses on the underlying issue - does the CR zoning in Low Density Mixed Commercial-Residential Areas meet one of its prime objectives of encouraging housing? It concludes that there are problems with the CR zoning in these areas and that a floor space index alternative to the calculation of residential density should be provided.

1. Housing development under C1 and CR Zoning

The CR zoning system for the Central Area was approved by the Ontario Municipal Board in 1979, and for areas covered by Part II Plans later . Other factors than zoning affect the rate of development, including the availability of suitable sites and current housing market conditions. The boom in condominium housing development in the High and Medium Density Mixed Commercial-Residential Areas has reflected a response to demand for large ownership apartments in Central locations and current market conditions. During this period, very little rental housing was built and the retail strips provide primarily rental rather than condominium units. In the most recent period, very little

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housing was built anywhere, regardless of tenure. A review of building permit application since 1979 cannot provide conclusive evidence that one system is better than the other. In fact, neither system presently includes the most effective incentives to encourage the development of housing.

2. Problems in encouraging housing in the C1 zoning

The main reason for the introduction of the CR zoning was that C1 zoning did not encourage a range of housing. In a mixed use building, the floor area for housing had to be less than for the commercial component. Otherwise the building would be classified as "residential" and limited, in the case of C1 V1 zones, to 1 times the lot area rather than 3 times for a "commercial" building. Further, if there is a housing component, the building cannot be any higher than 3 storeys. The CR zoning system provides for a much greater flexibility in density and height for buildings of appropriate size and use.

Planning staff have been undertaking studies on ways to better encourage residential development in C1 districts, and to alleviate the problems noted above. Alternatives include increasing the permitted residential densities, permitting mixed use buildings as a type of building, and establishing height limits. The conclusions of this work will be the subject of a further report.

3. Problems with encouraging housing with CR zoning

The two main differences between the C1 and CR systems are that the first calculates density in fsi and the second in uph, and in CR districts, the average unit size is not dependent on the amount of commercial density permitted.

There are two main factors affecting the development of housing in the Low Density Mixed Commercial-Residential Areas - the overall density permitted and the density permitted for residential units.

With respect to the first, the introduction of CR zoning both in the Central Area By-law and the various Part II Area By-laws mainly came with a downzoning of the commercial component. Unless a project contained large units, it could not have been 3 times fsi, as it could have under C1 V1 zoning. The present density limits for both the commercial and residential components were established through lengthy detailed planning studies and public participation. I am not recommending that they be changed but that an alternative be available for density calculation.

It should be noted that the uph limits established for certain retail strips have been reviewed and increased. In Part II Plans,

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such as for the Annex and North Midtown, the permitted residential densities have been increased. In these areas development of a larger number of smaller units is being encouraged for the strips, rather than fewer larger units.

The second problem is that small units have been discouraged under the straight units per hectare system. The encouragement of small units on commercial strips is one way to meet the City's objectives for affordable housing. The CR zoning system primarily calculates residential density in terms of units per hectare, with no limit on unit size. There is a built in bias towards larger units, as the encouragement of such units was considered a major objective in the Central Area Plan. Larger units are encouraged because there is no unit size limit and larger units result in a larger building to market and a corresponding larger financial return. This issue was discussed in my July, 1983 report, "Review of Residential Zoning System for Commercial-Residential Districts".

The amount of housing built in the Central Area High and Medium Density Areas shows how well this objective has been met. Conversely, small units are discouraged. To remedy this in Low Density Mixed Commercial-Residential Areas, the alternative "small sites provisions" were introduced. These apply to sites smaller than 333 square metres. Under these provisions, residential density can be calculated in floor space index or ratio of gross floor area to lot area, rather than in units per hectare. The present Official Plan and Zoning By-law provisions for the "small sites policy" are contained in Appendices A and B.

However the present provisions are limited to a maximum lot size of only 333 square metres (3,700 sq.ft.), which represents a typical lot with a width of about 7 metres and a depth of less than 50 metres. This lot size limitation was established on the basis that, using the uph measure, less than 6 units could be built in typical Low Density Mixed Commercial-Residential districts in cases where the residential density was maximized. This report recommends deleting the lot size limitation so that there are two clear alternatives for density calculation - the uph system which encourages larger units and the fsi system which encourages smaller units. This "fsi alternative" is consistent with that recommended for High and Medium Density areas, as set out in my companion report "Encouraging Development of Smaller Units in High and Medium Density Mixed Commercial-Residential Areas".

4. Parking

One of the deterrents to providing more units on a site has been the parking standards. The question of appropriate parking

standards applies to both CR and C1 districts. In 1983 I recommended a special parking study for commercial strips. However, City Council decided not to fund this study until 1985.

5. Proposals for changes to provisions for Low Density Mixed Commercial-Residential Areas and the implementing CR zoning

I am not recommending any changes to increase either commercial or uph residential densities in CR strips, as these were established through detailed planning studies, and any further changes must be made in the context of further area studies. However, to better encourage the development of smaller units on the strips, I am recommending that the small sites policy be replaced by an "fsi alternative" policy which would apply in all Low Density Mixed Commercial-Residential Areas.

This policy is based on the same density options as the small sites plicy in that for density calculation:

100 uph can be substituted with 1.0 x coverage
150 uph can be substituted with 1.5 x coverage
200 uph can be substituted with 2.0 x coverage

Appendix C illustrates how the two different density calculation alternatives (uph and fsi) would apply on a typical lot. The uph option only limits the number of units, with the actual floor space index (or ratio of gross floor area to lot area) limit controlled by built form controls. The residential gross floor area or fsi option limits the fsi but not the number of units.

The proposals in this report for Low Density Mixed Commercial-Residential Areas vary in 3 ways from those for High and Medium Density Mixed Commercial-Residential Areas (in my companion report). In this report:

1. No additional encouragement is provided to production of smaller units in single use residential buildings. The inclusion of a commercial component is an important objective for the commercial strips. Section 3A.1(j) of the Official Plan makes special provision for single use higher density residential buildings through rezoning.

2. No minimum unit size is proposed. Minimum average unit size is a concern primarily in High and Medium Density Areas where over-concentration of small units in high density buildings is a matter of potential concern.

3. No special street-related retail provision is required because single use residential buildings are already discouraged by virtue of the density reserved for commercial uses. The

street related retail requirement presently only applies to High Density Mixed Commercial-Residential Areas.

The proposal of my companion report, to exempt recreation space from density calculation in High and Medium Density Mixed Use Areas, should also apply in Low Density Mixed Commercial-Residential Areas.

Appendices A and B contain the present "small sites" Official Plan and Zoning By-law policies that would be affected.

Introduction of the alternative permitting calculation of residential density as a floor space index for all lot sizes, in all Low Density Mixed Commercial-Residential Areas and CR districts, would require amendments to the following Sections of the Official Plan and Zoning By-law to delete the present lot size limitation and to add a provision to exempt the density of the recreation space required to be provided by the Zoning By-law from the calculation of residential density:

1. Sections 3A.1(c) and (j) of the Official Plan;

2. Part II Official Plans which contain small sites policies for a particular area (not all Part II Plans include this provision);

3. Section 4(12)(j), (k) and (l) of the Zoning By-law; and

4. Part II By-laws which contain small sites policies for a particular area. Only the Dovercourt Park By-law contains such a provision.

Also, Section 3A.1(h) of the Official Plan should be amended to add the fsi alternative for the Yorkville and Chinatown areas, which are subject to special density provisions.

Recommendations:

1. That the City Solicitor, in consultation with the Commissioner of Planning and Development, be requested to submit a draft by-law to

   a) amend Section 3A.1(c) of the Official Plan as follows:

      i) by deleting the words "on lots having a lesser area than 333 square metres",

      ii) by deleting the words "into the mixing formula set out in Section 3A.1(b)(iii) would yield a corresponding <u>residential density</u> which would permit

fewer than five residential units on the lot in question", and

iii) by adding a new provision that the residential density not include recreation space to the extent required by the Zoning By-law;

(b) amend Section 3A.1(h) to introduce an equivalent floor space index alternative for the applicable special density areas, Yorkville and Chinatown West; and

(c) amend Section 3A.1(j) to delete the words "on lots having a lesser area than 333 square metres" and adding a new provision that residential density not include recreation space to the extent required by the Zoning By-law.

2. That the City Solicitor, in consultation with the Commissioner of Planning and Development, be requested to submit draft by-laws to delete the lot size limitation from the following sections of Part II Official Plans and add a provision that exempts the density of the recreation space required for the project by the Zoning By-law from the calculation of residential density:

(a) Section 4.53 of the Yonge St. Clair Part II (OPA No. 53, By-law 644-76);

(b) Sections 7.11 and 8.5 of the King Parliament Part II (OPA No. 120, By-law 747-79);

(c) Section 6.1.3 of the East of Main Part II (OPA No. 122, By-law 232-80);

(d) Sections 3.4 and 4.4 of the Yonge Lawrence Part II (OPA No. 128, By-law 127-80);

(e) Section 4.2.3 of the Wallace Emerson Part II (OPA No. 139 and 185, By-law 388-80 and 579-81);

(f) Section 4.3 of the Dufferin Davenport Part II (OPA No. 140 and 186, By-law 398-80 and 493-81);

(g) Section 4.1.3 and 4.2.3 of the Dovercourt Park Part II (OPA No. 162, By-law 203-81);

(h) Section 5.4 of the Yonge Eglinton Part II (OPA No. 182, By-law 390-81);

(i) Section 4.6 of the Junction Triangle Part II (OPA No. 187, By-law 641-81);

(j) Section 4.3 of the Queen River Part II (OPA No. 194, By-law 136-82);

(k) Section 5.11 of the Bathurst St. Clair Part II (OPA No. 243, By-law 552-82); and

(l) Sections 4.1.2 and 4.2.2 of the Trefann Court Part II (OPA No. 245, By-law 545-83).

3. That the City Solicitor, in consultation with the Commissioner of Planning and Development and the Commissioner of Buildings and Inspections, be requested to submit a draft by-law to delete Clause (i) in each of Section 4(12)(j) and (k) of the Zoning By-law and add a provision to subsections (j) and (k) which exempts the floor area of recreation space required to be provided from the calculation of residential density.

4. That the City Solicitor be requested to submit a draft by-law to amend Section 16(1)(170), which sets out a small sites provision for the Dovercourt Park area, to delete the lot size limitation and add a provision that exempts the floor area of the recreation space required to be provided for the project from the calculation of residential density.

5. That I be requested to report further on appropriate changes to C1 zoning provisions to better encourage residential development in these districts.

Stephen G. McLaughlin
Commissioner

CM/clh

APPENDIX A

Official Plan Small Sites Policy Provisions

1. Official Plan, Part I

"3A.1 (c) Notwithstanding the provisions of Section 3A.1(b), Council may pass by-laws to permit:

(i) buildings containing only residential uses, up to a maximum gross floor area of 1.5 times the area of the lot, on lots having a lesser area than 333 square metres;

(ii) buildings containing a mix of residential uses and commercial and/or institutional uses up to the residential and non-residential gross floor areas permitted by the following formula:

Non-Residential gross floor area + Residential gross floor area = 2.5 times the area of the lot

provided that the residential gross floor area does not exceed 1.5 times the area of the lot, and the non-residential gross floor area is such that if inserted in the form of non-residential density into the mixing formula set out in Section 3A.1(b)(iii), would yield a corresponding residential density which would permit fewer than five residential units on the lot in question."

2. Yonge St. Clair, Part II - O.P.A. No. 53, By-law 644-76

"4.5.3 Notwithstanding the provisions of Section 4.5.2, Council may pass by-laws to permit:

(i) buildings containing only residential uses, up to a maximum gross floor area 1.0 times the area of the lot, on lots having a lesser area than 3,600 square feet; or

(ii) buildings containing a mix of residential uses and commercial and/or institutional uses up to the residential and non-residential gross floor area permitted by the following formula:

Non-Residential Gross Floor Area + Residential Gross Floor Area = 3.0 times the area of the lot

provided that the residential gross floor area does not exceed 1.0 times the area of the lot, and the non-residential gross floor area is such that if inserted in the form of non-residential density into the mixing formula set out, in Section 4.5.2(c), would yield a corresponding residential density which would permit fewer than five residential units on the lot in question."

3. King Parliament Part II - O.P.A. No. 120, By-law 747-79

"7.11 Notwithstanding the provisions of Part I of this Plan and Section 7.8 of Part II, on lots having a lesser area than 3,600 square feet, Council may pass by-laws to permit buildings containing only residential uses, or buildings containing only commercial and/or institutional uses, or buildings containing a mix of residential uses and commercial and/or institutional uses, up to a maximum gross floor area of 3.0 times the area of the lot, provided that the residential gross floor area does not exceed 2.0 times the area of the lot and the non-residential gross floor area does not exceed 2.0 times the area of the lot."

"8.5 Notwithstanding the provisions of PART I of this Plan and Section 8.2 of Part II, on lots having a lesser area than 3,600 square feet, Council may pass by-laws to permit buildings containing only residential uses, or buildings containing only commercial and/or institutional uses, or buildings containing a mix of residential uses and commercial and/or institutional uses, up to a maximum gross floor area of 2.0 times the area of the lot, provided that the residential gross floor area does not exceed 1.5 times the area of the lot and the non-residential gross floor area does not exceed 1.5 times the area of the lot."

4. East of Main Part II - O.P.A. No. 122, By-law 232-80

"6.1.3 Notwithstanding the provisions of Section 6.1.2 of this Plan, on lots having a lesser area than 335 square metres, Council may pass by-laws in Low Density Mixed Commercial-Resdiential Area "A" to permit buildings containing only residential uses, or buildings containing only commercial and/or institutional uses, or buildings containing a mix of

residential uses and commercial and/or institutional uses, up to a maximum gross floor area of 2.5 times the area of the lot, provided that the residential gross floor area does not exceed 2.0 times the area of the lot and the non-residential gross floor area does not exceed 2.0 times the area of the lot.

(i) buildings containing only residential uses up to a maximum residential density of 150 units per hectare; or

(ii) buildings containing only commercial and/or institutional uses up to a maximum non-residential density of 1.0; or

(iii) buildings containing a mix of residential uses and commercial and/or institutional uses up to the non-residential and residential densities determined by the following mixing formula:

$$\frac{\text{Non-Residential Density}}{1.5} + \frac{\text{Residential Density}}{100} = 1.5$$

provided that the non-residential density does not exceed 1.0 and the residential density does not exceed 150 units per hectare."

5. Yonge Lawrence Part II - O.P.A. No. 128, By-law 127-80

"3.4 Notwithstanding the provisions of Section 3.2, but subject to Section 2.4 of this Plan, on lots having a lesser area than 335 square metres, Council may pass by-laws in Low Density Mixed Commercial-Residential Area A to permit buildings containing only residential uses or buildings containing a mix of residential uses and commercial and/or institutional uses up to a maximum total gross floor area of 2.5 times the area of the lot provided that the residential gross floor area does not exceed 1.5 times the area of the lot and the non-residential gross floor area does not exceed 2.0 times the area of the lot."

"4.4 Notwithstanding the provision of Section 4.2, but subject to Section 2.4 of this Plan, on lots having a lesser area than 335 square metres, Council may pass by-laws in Low Density Mixed Commercial-Residential Area B to permit buildings containing only residential uses or buildings containing a mix of residential and commercial and/or institutional uses up to a maximum total gross floor area

of 2.5 times the area of the lot provided the residential gross floor area does not exceed 2.0 times the area of the lot and the non-residential gross floor area does not exceed 0.5 times the area of the lot."

6. Wallace Emerson Part II - O.P.A. No. 139 and No. 185, By-law 388-80 and By-law 579-81

"4.2.3 Notwithstanding the provisions of Section 4.2.2, on lots having a lesser area than 335 square metres, Council may pass by-laws in Low Density Mixed Commercial-Residential Area B to permit buildings containing only residential uses or buildings containing only commercial and/or institutional uses, or buildings containing a mix of commercial and/or institutional uses and residential uses up to a maximum gross floor area of 1.5 times the area of the lot provided that the residential gross floor area does not exceed 1.0 times the area of the lot and the non-residential gross floor area does not exceed 1.0 times the area of the lot."

7. Dufferin Davenport Part II - O.P.A. 140 and 186, By-law 398-80 and By-law 493-81

"4.3 Notwithstanding the provisions of Section 4.2, Council may pass by-laws on lots having an area lesser than 335 square metres in the Low Density Mixed Commercial-Residential Areas to permit:

i) buildings containing only residential uses having a gross floor area of up to 1.0 times the area of the lot; or

ii) buildings containing only commercial uses having a gross floor area of up to 1.0 times the area of the lot; or

iii) buildings containing a mix of residential uses and commercial uses having a gross floor area of up to 1.5 times the area of the lot, provided that the residential gross floor area component does not exceed 1.0 times the area of the lot, and the commercial gross floor area component does not exceed 1.0 times the area of the lot."

8. Dovercourt Park Part II - O.P.A. 162, By-law 203-81

"4.1.3 Notwithstanding the provisions of Section 4.1.2, but subject to Section 4.1.6, on lots having a lesser

area than 335 square metres, Council may pass by-laws in Low Density Mixed Commercial-Residential Area A to permit buildings containing only residential uses, or buildings containing only commercial and/or institutional uses, or buildings containing a mix of residential uses and commercial and/or institutional uses up to a maximum total gross floor area of 2.5 times the area of the lot provided that the residential gross floor area does not exceed 1.5 times the area of the lot and the non-residential gross floor area does not exceed 2.0 times the area of the lot."

"4.2.3 Notwithstanding the provisions of Section 4.2.2 but subject to Section 4.2.5, on lots having a lesser area than 335 square metres, Council may pass by-laws in Low Density Mixed Commercial-Residential Area B to permit buildings containing only residential uses, or buildings containing only commercial and/or institutional uses, or buildings containing a mix of residential uses and commercial and/or institutional uses up to a maximum total gross floor area of 1.5 times the area of the lot, provided that the residential gross floor area does not exceed 1.0 times the area of the lot, and the non-residential gross floor area does not exceed 1.0 times the area of the lot."

9. Yonge Eglinton Part II - O.P.A. 182, By-law 390-81

"5.4 Notwithstanding the provisions of Section 5.2 of this Part II Plan, but subject to Section 2.4 of this Part II Plan, on a lot having a lesser area than 335 square metres, Council may pass a by-law in a Low Density Mixed Commercial-Residential Area to permit a building containing only residential uses or a building containing only commercial and/or institutional uses, or a building containing a mix of residential uses and commercial and/or institutional uses up to a maximum building density of 2.5 times the area of the lot provided that the residential gross floor area does not exceed 1.5 times the area of the lot and the non-residential gross floor area does not exceed 2.0 times the area of the lot."

10. Junction Triangle Part II - O.P.A. 187, By-law 641-81

"4.6 Notwithstanding the provisions of Section 4.2, but subject to Section 4.7, Council may pass by-laws in Low Density Mixed Commercial-Residential Areas to permit:

i) buildings containing only residential uses up to a maximum gross floor area of 2.0 times the area of the lot on lots having a lesser area than 335 square metres; or

ii) buildings containing a mix of residential uses and commercial and/or institutional uses up to 2.5 times the area of the lot provided that the residential gross floor area does not exceed 2.0 times the area of the lot and the non-residential gross floor area does not exceed 2.0 times the area of the lot."

11. Queen River Part II - O.P.A. 194, By-law 136-82

"4.3 Notwithstanding the provision of Section 4.2 of this Plan, on lots having a lesser area than 335 square metres, Council may pass by-laws in the Low Density Mixed Commercial-Residential Area to permit buildings containing only residential uses, or buildings containing only commercial and/or institutional uses, or buildings containing a mix of residential uses and commercial and/or institutional uses, up to a maximum floor area of 2.5 times the area of the lot provided that the residential gross floor area does not exceed 1.5 times the area of the lot and the non-residential gross floor area does not exceed 2.0 times the area of the lot."

12. Bathurst St. Clair Part II - O.P.A. 243, By-law 552-83

"5.11 Notwithstanding the provisions of Sections 5.2, 5.4, 5.6 and 5.9, on lots having a lesser area than 333 square metres, Council may pass by-laws affecting Low Density Mixed Commercial-Residential Areas A, B, C and D, should Council deem it advisable, to permit buildings containing densities as set out below:

Areas	Maximum Density in Residential Building	Maximum Density in Commercial/ Institutional Building	Maximum Density in Mixed-use Building
A	2.5 x lot area	2.0 x lot area	2.5 x lot area
B	2.0 x lot area	1.0 x lot area	2.0 x lot area
C	2.0 x lot area	0.5 x lot area	2.0 x lot area
D	2.0 x lot area	1.0 x lot area	2.0 x lot area

provided the residential and non-residential densities in a mixed-use building in any area do not exceed the densities set out in the above table."

13. Trefann Court Part II - O.P.A. 245, By-law 545-83

"4.1.2 Notwithstanding the provisions of Section 4.1.1 of this Plan, Council may pass by-laws in Low Density Mixed Commercial-Residential Area "A" to permit on lots having an area less than 333m2, buildings containing only residential uses, only commercial and/or institutional uses, or buildings containing a mix of commercial and/or institutional uses and residential uses, up to a maximum density of 2.5 times the area of the lot provided that the residential gross floor area does not exceed 2.0 times the area of the lot and the non-residential gross floor area does not exceed 2.0 times the area of the lot."

"4.2.2 Notwithstanding the provisions of Section 4.2.1 of this Plan, Council may pass by-laws in Low Density Mixed Commercial-Residential Area "B" to permit, on lots having an area of less than 333m2, buildings containing only residential uses, only commercial or institutional uses, or buildings containing a mix of residential uses and commercial and/or institutional uses, up to a maximum gross floor area of 1.5 times the area of the lot provided that the residential gross floor area does not exceed 1.0 times the area of the lot and the non-residential gross floor area does not exceed 1.0 times the area of the lot."

APPENDIX B

Zoning Provisions for the Small Sites Policy

Provisions in By-law 20623

"(j) None of the provisions of paragraph (e) of this subsection shall apply to prevent the erection or use of a residential building on a lot in a U100 or U150 zone containing a greater number of dwelling units than that permitted by said paragraph (e), provided that:

i) the area of the lot does not exceed 335 square metres; and

ii) the residential gross floor area does not exceed the amount prescribed below for the density zone in which the lot is located:

Density Zone	Residential Gross Floor Area
U100 zones	1.0 times the area of the lot
U150 zones	1.5 times the area of the lot

(35-76)(430-76)(49-81)

(k) None of the provisions of paragraph (e) and (f) of this subsection shall apply to prevent the erection or use of a mixed-use building on a lot in a U100 or U150 zone containing a greater number of dwelling units than that permitted by said paragraphs (e) and (f), provided that:

i) the area of the lot does not exceed 335 square metres; and

ii) the residential gross floor area and the sum of the residential gross floor area plus the non-residential gross floor area do not exceed the amounts prescribed below for the density zone in which the lot is located:

Density Zone	Residential Gross Floor Area	Sum of Residential Gross Floor Area plus Non-Residential Gross Floor Area
L0.5 U100	1.0 times the area of the lot	1.5 times the area of the lot
L1 U100	1.0 times the area of the lot	1.5 times the area of the lot
L2 U100	1.0 times the area of the lot	2.0 times the area of the lot
L1 U150	1.5 times the area of the lot	2.0 times the area of the lot
L2 U150	1.5 times the area of the lot	2.5 times the area of the lot
L2.5 U100	1.0 times the area of the lot	3.0 times the area of the lot

(35-76)(430-76)(831-78)(49-81)

(1) None of the provisions of paragraphs (j) and (k) of this subsection shall apply to prevent the erection or use of a residential building or a mixed-use building containing a greater residential gross floor area than that permitted by those paragraphs, provided that:

i) the owner of the lot agrees with The Corporation of the City of Toronto, pursuant to Section 5 of The City of Toronto Act, 1975, as amended from time to time, to provide such additional residential gross floor area for the purposes of any assisted housing programme; and

ii) the amount of such additonal residential gross floor area does not exceed 25 per cent of the residential gross floor area permitted on the lot by paragraphs (j) or (k), as the case may be, of this subsection; (35-76)(430-76)(831-78)(49-81)"

2. Provision in Dovercourt Park Part II By-law, By-law 204-81

"(170) to prevent the erection or use on a lot in the Dovercourt Park Neighbourhood, the area of which lot does not exceed 335 square metres and which is designated CR L1 U150 or CR L2 U200, of a building

containing a greater number of dwelling units than permitted by Section 4(12)(e) or (f) of this By-law, provided the residential gross floor area of such building does not exceed 1.0 times the area of the lot in the case of a CR L1 U150 district, or 1.5 times the area of the lot in the case of a CR L2 U200 district."

APPENDIX C

Examples of the UPH and FSI Density Options

Examples of the uph and fsi density options that would be available for a site in a CR L2 U150 of 1000 square metres (50 x 20 metres), where the residential density is maximized. The mixing formula constant for the area is 2.5.

The total density in each case must be built within the height limit for the district, and within the setbacks required for the residential units, and allow for proper vehicular access and parking on site. Recreation space requirements would be included in the residential gross floor area, as well as corridors, lobbies, etc.

UPA Option

non-residential density	1 x lot area
number of residential units	15
residential gross floor area if average gross unit size is 100 square metres	1.5 x lot area
residential gross floor area if average gross unit size is 50 square metres	.75 x lot area
residential gross floor area if average gross unit site is 200 square metres	3.0 x lot area

GFA Option

non-residential density	1 x lot area
residential density	1.5 x lot area
number of units if average gross floor area per unit is 100 square metres	15
number of units if average gross floor area per unit is 50 square metres	30
number of units if average gross floor area per unit is 200 square metres	7